



City of Lemon Grove

Redevelopment Technical Assistance Program

A New Era of Redevelopment

Beginning in 2012, redevelopment agencies, such as the Lemon Grove Community Development Agency, were dissolved. The elimination of redevelopment in California poses challenges for property owners and cities alike. However, it also creates opportunities.

A new era of redevelopment has begun—a process that is now initiated and driven by property owners.

In this new era, the City of Lemon Grove offers its redevelopment experience and expertise to interested property owners.

Redevelopment: What & Why

What is Redevelopment?

There are many evolving variations of redevelopment, ranging from small to large projects.

Examples include:

- 1) Constructing with densities that are consistent with current zoning allowances. For example, the development of Citronica One in Lemon Grove—a new five story mixed-use building replaced a single story strip center.
- 2) Infill development on vacant parcels within an already developed area.
- 3) Adaptive reuse of an older structure. For example, Lemon Grove's City Hall and Sheriff's Station was once a doctor's office.

Why Redevelop?

When appropriate, redeveloping your property maximizes its value and income potential. The increase in property value also results in benefits to the community—redevelopment tends to foster more redevelopment and generates additional local property tax proceeds for schools and the City.



City Services & Expertise

Up until 2012, when the State of California disbanded redevelopment agencies, the City of Lemon Grove operated a redevelopment agency. Throughout its 26 years of redevelopment experience, the City has completed projects such as The Home Depot project, Citron Court mixed-use complex, Citronica One & Two, the Main Street Promenade, Broadway Façade Improvements Project, and other infrastructure projects. These projects were funded with redevelopment monies and relied on the redevelopment expertise of City staff.

Although the City no longer has redevelopment authority or funds, it still has redevelopment experience and expertise.

The City offers its redevelopment technical expertise services to interested property owners at no cost. General information about development trends, redevelopment opportunities, and the development process can be provided as well.

Specific technical redevelopment services are available, such as:

- 1) Analysis of land use issues, opportunities and constraints,
- 2) Development of project pro formas and fiscal analyses,
- 3) Assistance in drafting Requests for Proposals to potential developers, and
- 4) Assistance in introducing interested property owners with interested developers.

Interested?

Commercial property owners can learn more about redevelopment opportunities or free redevelopment technical services offered by the City by contacting the City Manager's Office at (619) 825-3800 or gmitche1@lemongrove.ca.gov.